This instrument prepared by: Ballew-Freeman, Atty., P. O. Box 1368, Madison, TN 37116

Mail

# WARRANTY DEED

BOOK 7013 PAGE 656

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| David J. Smith et ux (NAME) | Covenant Mortgage Corporation (NAME) | 75-9-127 |
| 242 Bonnalynn Dr. (STREET ADDRESS OR ROUTE NUMBER) | 101 Winners Circle, Suite 212 (STREET ADDRESS) | |
| Hermitage TN 37076 (CITY) (STATE) (ZIP) | Brentwood, TN 37027 (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------

----------$10.00---------- Dollars,

cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

KENNETH R. LOCKHART AND WIFE, DINAH F. LOCKHART

have this day bargained and sold, and do hereby transfer and convey unto the said DAVID J. SMITH AND WIFE, DONNA K. SMITH

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 223 on the Map of Hermitage Hills Subdivision, Section 2, Revised, of record in Plat Book 2900, page 112, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description.

Being the same property conveyed to Kenneth R. Lockhart and wife, Dinah F. Lockhart by deed from Margie E. Hershman, unmarried of record in Book 5595, page 484, said Register's Office.

54331

IDENTIFICATION REFERENCE

Oct 20 10 05 AM '86

CLERK & MASTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57,500.00

Subscribed and sworn to before me this the 16th day of Oct. 19 86

Affiant

My commission expires: 3-8-89 (Affix Seal)

Notary Public

BALLEW FREEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

unimproved ( )
This is improved (X) property, known as 242 Bonnalynn Drive, Hermitage, TN 37076
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unincumbered. except current year taxes, prorated this date and assumed by buyers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of October, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kenneth R Lockhart
KENNETH R. LOCKHART

Dinah F. Lockhart
DINAH F. LOCKHART

10/23

SID

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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*Personally appeared before me* the undersigned, *a Notary Public in and for said County and State* Kenneth R. Lockhart and Dinah F. Lockhart

*the within named bargainor* S, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at* Madison, Tennessee, *this* 16 *day of* Oct., 19 86.

*Commission expires* 3-8-89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Before me,* _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

*Witness my hand and seal, at office in* _____, *this* _____ *day of* _____, 19____.

_____ Notary Public

*Commission expires* _____

**WARRANTY DEED**

FROM

Kenneth R. Lockhart and wife, Dinah

TO

David J. Smith and wife, Donna K. Smith

G60424

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

5750 .00- CAPIT.
10 .00 CSTAX
.50 PRFE
6.00 WDED
CHECK 167.50-
5810 10/20/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

54331

IDENTIFICATION REFERENCE

Oct 20 10 05 AM '86

No.02108